

**GRANT STREET**  
STATION



**KJG ARCHITECTURE**

# GRANT STREET STATION APARTMENTS RETAIL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT AND MINOR MODIFICATIONS  
FROM FINAL DETAILED PLANS TO CURRENT AS-BUILT

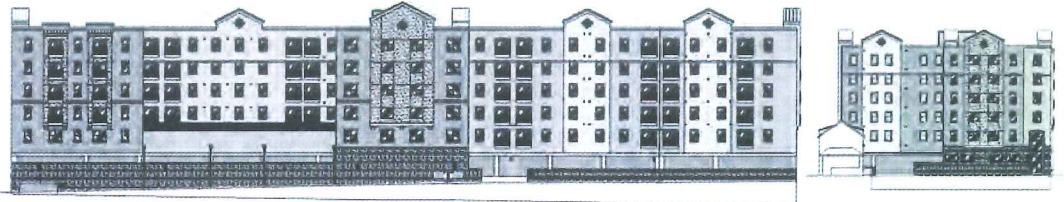
ORIGINAL PD (04/02/12)

## SUMMARY

A 6-STORY BUILDING WITH 2  
LEVELS OF PARKING AND 117  
UNITS (281 BEDS), 281 PARKING  
SPACES AND LOBBY AND POOL

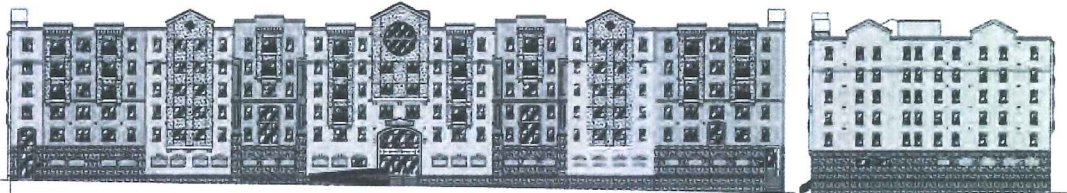
## DETAILS

281 BEDS (117 UNITS)  
282 PARKING SPACES  
0 S.F. RETAIL  
12% GREENSPACE



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

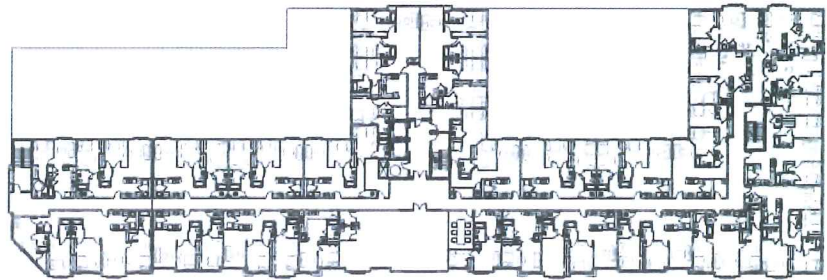
MINOR MOD #1 (09/12)

## SUMMARY

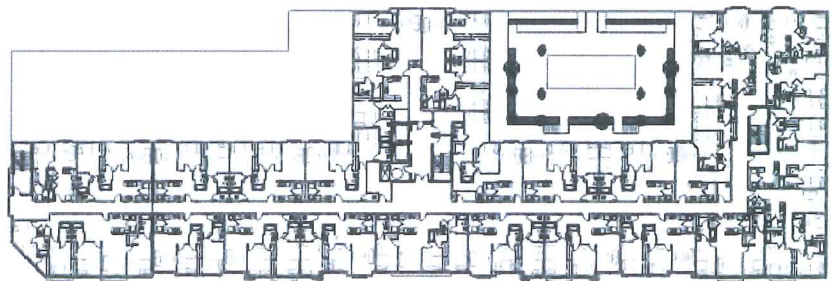
DURING CONSTRUCTION,  
CONVERT 6 3-BED UNITS TO  
12 1-BED UNITS, REDESIGN  
LOBBY. ADD 3 1-BED UNITS ON  
6TH FLOOR

## DETAILS

277 BEDS (125 UNITS)  
(+8 UNITS, -14 BEDS)  
279 PARKING SPACES (-4)  
0 S.F. RETAIL  
12% GREENSPACE



SIXTH FLOOR PLAN



2ND-5TH FLOOR PLAN

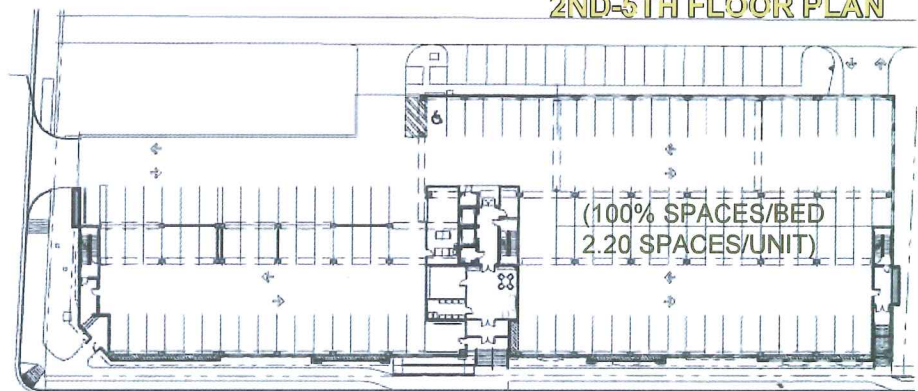
MINOR MOD #2 (01/14)

## SUMMARY

ADD 1-UNIT TO 6TH FLOOR,  
MOVE BRICK FROM SOUTH TO  
EAST ELEVATION

## DETAILS

278 BEDS (126 UNITS)  
(+1 UNITS, +1 BEDS)  
279 PARKING SPACES (-0)  
0 S.F. RETAIL  
12% GREENSPACE



SITE & FIRST FLOOR PLAN





# GRANT STREET STATION APARTMENTS RETAIL PLANNED DEVELOPMENT

THIS SUPPLEMENTAL HAND-OUT SUMMARIZES THE THREE POSSIBLE  
OPTIONS FOR THE GRANT STREET STATION RETAIL PD.

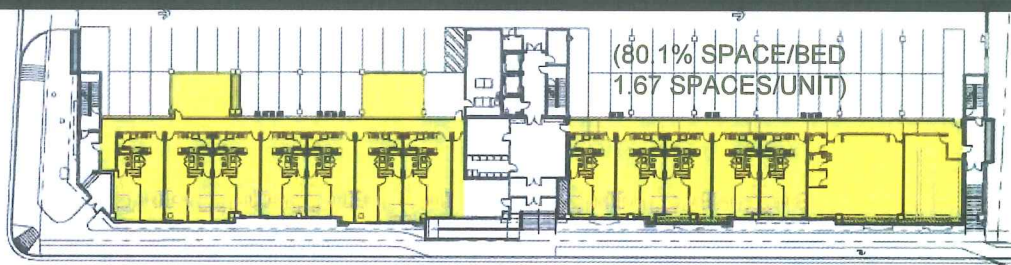
## ALL APARTMENT OPTION

### SUMMARY

MOVE FITNESS TO 1ST FLOOR,  
ADD 2 UNITS TO 6TH FLOOR  
AND 12 UNITS TO 1ST FLOOR

### DETAILS

292 BEDS (140 UNITS)  
(+14 UNITS, +14 BEDS)  
235 PARKING SPACES (-44)  
0 S.F. RETAIL (NO CHANGE)  
12% GREENSPACE  
(NO CHANGE)



PARKING TO APARTMENTS

FIRST FLOOR PLAN



NEW WINDOWS

WEST ELEVATION

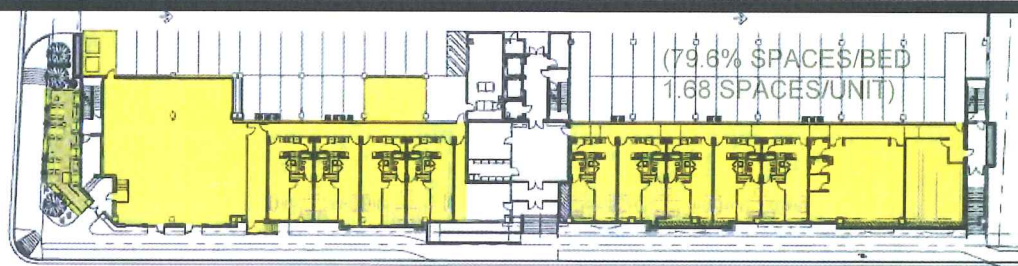
## MIXED USE OPTION

### SUMMARY

MOVE FITNESS TO 1ST FLOOR,  
ADD 2 UNITS TO 6TH & 9 UNITS  
TO THE 1ST FLOOR, ADD RETAIL  
PARTIAL NORTH END

### DETAILS

289 BEDS (137 UNITS)  
(+11 UNITS, +11 BEDS)  
232 PARKING SPACES (-47)  
3,500 S.F. RETAIL  
11% GREENSPACE (-1%)



OUTDOOR SEATING,  
PARKING TO APTS/RETAIL

FIRST FLOOR PLAN



NEW STEPS & WINDOWS

WEST ELEVATION

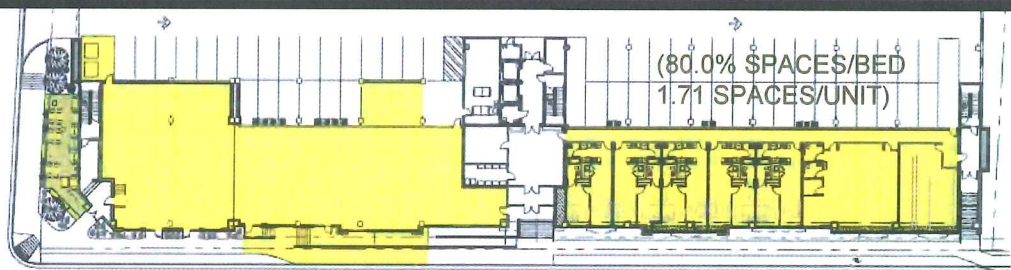
## MAX RETAIL OPTION

### SUMMARY

MOVE FITNESS TO 1ST FLOOR,  
ADD 2 UNITS TO 6TH & 5 UNITS  
TO THE 1ST FLOOR, ADD  
RETAIL TO ENTIRE NORTH END

### DETAILS

285 BEDS (133 UNITS)  
(+7 UNITS, +7 BEDS)  
232 PARKING SPACES (-47)  
7505 S.F. RETAIL  
11% GREENSPACE (-1%)



OUTDOOR SEATING,  
PARKING TO APTS/RETAIL

FIRST FLOOR PLAN



NEW RAMP/STEPS & WINDOWS

WEST ELEVATION